From: Planning.NoReply@sfgov.org
To: CPC.Fees
Cc: Zushi, Kei (CPC); CPC-EPintake
Subject: Record # 2025-007941EEC--REC & PARK: Embarcadero Plaza and Sue Bierman Park Improvement Project
Date: Saturday, August 30, 2025 1:03:18 AM

This is a courtesy e-mail regarding fees for application 2025-007941EEC.

Initial fee assessed:	435.00
Costs accrued to date:	333.06
Assigned Planner:	Kei Zushi

Please note the above fees to date. Per the Planning Department Fee Schedule, your project is subject to time and materials billing, and an invoice will be sent if the cost of staff time exceeds the initial fee paid. For project-specific questions, contact your assigned planner. Fee or billing questions may be directed to mailto://cpc.fees@sfgov.org.

This notification is being sent to Finance and the assigned planner only.

From:	Sheyner, Tania (CPC)
To:	Zushi, Kei (CPC)
Subject:	FW: PRJ application: Embarcadero Plaza and Sue Bierman Park Improvement Project
Date:	Friday, August 22, 2025 12:23:13 PM
Attachments:	EmbarcaderoPlaza&SueBiermanImprovntProjct-PRJ-082225.pdf

FYI.

Tania Sheyner (she/hers)
Principal Environmental Planner
Environmental Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7578 | www.sfplanning.org
San Francisco Property Information Map

From: Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>
Date: Friday, August 22, 2025 at 12:07 PM
To: CPC.EPIntake <CPC.EPIntake@sfgov.org>, Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>, Sucre, Richard (CPC) <richard.sucre@sfgov.org>, Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>, Lamb, Benjamin (CPC) <benjamin.lamb@sfgov.org>
Cc: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>, Cooper, Rick (REC) <rick.cooper@sfgov.org>, Bradley, Stacy (REC) <stacy.bradley@sfgov.org>, Golan, Yael (REC) <yael.golan@sfgov.org>
Subject: PRJ application: Embarcadero Plaza and Sue Bierman Park Improvement Project

Hello Planning,

Please see the attached PRJ application for the Embarcadero Plaza & Sue Bierman Park Improvement Project.

Please bill to RPD's existing WO.

Please let us know if more information is required.

Thank you,
Kerstin

Kerstin Kalchmayr (she/her)
Planner II | Capital & Planning Division

San Francisco Recreation & Park Department
49 South Van Ness, 12th floor Suite 1220
San Francisco, CA 94103
Office: (628) 652-6601
Email: kerstin.kalchmayr@sfgov.org
Web | Facebook | Twitter | Instagram

From: Julie Barlow
To: Goodwin, Eoanna (REC)
Cc: Sheyner, Tania (CPC); Zushi, Kei (CPC)
Subject: RE: Emabrcadero - Next Steps
Date: Thursday, August 14, 2025 10:40:28 AM

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Hi Eoanna,

On our call last Monday (8/4), the SF Rec and Park team said they'd be able to get us a project description narrative in about 2 weeks. We need that for scoping/budgeting and framing assumptions.

We have direction for scoping AQ (need quantified analysis for construction), Noise and Vibration (quantified analysis for events, thought the description should provide some narrative on range of those events), and alternatives (we will need to consider relocation and an off-site alternative location). We will not need to bring a traffic subconsultant on board as we will ask SFMTA for a memo that will summarize analysis prepared as part of the Central Embarcadero project, specifically for cumulative analysis).

Your team was going to confirm the depth of excavation so that EP can provide direction on archeo scoping.

Tania and Kei- am I missing anything on the approach?

Thanks,
Julie

From: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>
Sent: Thursday, August 14, 2025 10:00 AM
To: Julie Barlow <JBarlow@swca.com>
Subject: Emabrcadero - Next Steps

Hi Julie,

Do you know when we can expect a proposal? Are you waiting on anything from us? Would like to get your team under contract asap.

Best,

Eoanna

Eoanna Harrison Goodwin AIA, LEED AP BD+C
Project Manager, Capital and Planning Division
Pronouns: She/Her/Hers

San Francisco Recreation and Park Department | City & County of San Francisco
49 South Van Ness Avenue, Suite 1220 | San Francisco, CA 94103
(628) 652-6645 | eoanna.goodwin@sfgov.org

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Watch us on sfRecParkTV
Sign up for our e-News

From:	Sheyner, Tania (CPC)
To:	Zushi, Kei (CPC)
Subject:	FW: Embarcadero Park - Construction Project Info Form
Date:	Monday, August 04, 2025 10:35:45 AM
Attachments:	image001.png CEQA - Contruction Project info Form - 7.25.25.docx

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Tania Sheyner (she/hers)
Principal Environmental Planner
Environmental Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7578 | www.sfplanning.org
San Francisco Property Information Map

From: Aaron Fenton <afenton@bxp.com>
Date: Friday, July 25, 2025 at 3:29 PM
To: Goodwin, Eoanna (REC) <eoanna.Goodwin@sfgov.org>, Kalchmayr, Kerstin (REC) <kerstin.kalchmayr@sfgov.org>, Cooper, Rick (REC) <rick.cooper@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>, Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>, Mark Loper <mloper@reubenlaw.com>
Subject: Embarcadero Park - Construction Project Info Form

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

All,
Please find attached the filled out construction form to be submitted with our CEQA application. I hope to have the draft Project Description for review by early next week.

Aaron Fenton
SVP, Development

Two Embarcadero Center, Suite 300
San Francisco, CA 94111
(415) 772-0714
afenton@bxp.com

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
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PROJECT CONSTRUCTION INFORMATION

Commented [CG(1]: Need help with this Word template? Please refer to the Planning Department's document design style guide, which has a quick overview of document text styles, content layout, spacing, and a download guide to the fonts used in this document. Available here: http://webdev.sfplanning.org/communications/style-guide/

Project sponsor or representative: Please provide the following construction information and complete Tables 1 and 2 using the best available information.

1. Project address: Market Street and The Embarcadero San Francisco, CA 94105
2. Total construction duration (number of months or weeks): 15 months
3. Foundation type: Slab on grad, Mat foundation, Shallow Footings
4. Total area of soil disturbance (square feet): 277,407 square feet
5. Total excavation amount (cubic yards): 6,828 cubic yards
6. Maximum depth of excavation, including foundations (feet below ground): three (3) feet

Table 1: Construction Information by Phase

Construction Phase	Definition	Associated Schedule by Start (MM/YY) to End (MM/YY)	Total Acres Disturbed	Cubic Yards of Soil Disturbed
Demolition	Involves tearing down of buildings or structures – *Identify square footage of building(s) to be demolished*	01/26-03/26	10,000 sf	750 CY
Site Preparation	Involves clearing vegetation (grubbing and tree/stump removal) and stones prior to grading	01/26-03/26	6.4 Acres	5140 CY
Grading	Involves the cut and fill of land to ensure the proper base and slope for the construction foundation	03/26-04/26	6.4 Acres	2,200 CY
Building Construction	Involves the foundation and shoring work	04/26-06/26	1.4 Acres	35 CY
	Involves the construction of structures and buildings	06/26-08/26	N/A	N/A
Architectural Coating & Finishing	Involves the application of coatings to both the interior and exterior of buildings or structures	08/26-11/26	N/A	N/A
Paving	Involves the laying of concrete or asphalt such as in parking lots or roads	11/26-2/27	129,600 sf	1200 CY
Other	Provide a general description if the phase does not fit within the above definitions	2/27-3/27 Punch List and Inspections	N/A	N/A

Table 2: Construction Equipment List

Equipment Type	Associated Horsepower (if available)	No. of Equipment	Associated Construction Phase	Total Number of Days or Weeks in Construction Phase
Aerial Lifts	50	3	Building Construction	12 weeks
Air Compressors	100	2	Building Construction	12 weeks
Bore/Drill Rigs				
Bulldozer (Small)				
Bulldozer (Large)				
Caisson Drilling				
Cement and Mortar Mixers	10	1	Building Construction	12 weeks
Clam shovel drop (slurry wall)				
Concrete/Industrial Saws	25	2	Demolition	8 weeks
Cranes				
Crawler Tractors				
Crushing/Processing Equipment	400	1	Demolition	2 weeks
Dumpers/Tenders	150	1	Other – Entire Project	60 weeks
Excavators	200	1	Site Preparation	24 weeks
Forklifts	100	2	Building Construction	12 weeks
Generator Sets	200	2	Architectural Coating	16 weeks
Graders	180	1	Grading	8 weeks
Hoe Ram	300	1	Demolition	3 weeks
Hydromill (slurry wall)				
Jackhammer	25	2	Demolition	3 weeks
Loaded Trucks				
Off-Highway Tractors				
Off-Highway Trucks				
Other Construction Equipment				
Other General Industrial Equipment				
Other Material Handling Equipment				
Pavers				
Paving Equipment	250	1	Paving	2 weeks
Pile Driver (impact)				

Equipment Type	Associated Horsepower (if available)	No. of Equipment	Associated Construction Phase	Total Number of Days or Weeks in Construction Phase
Pile Driver (sonic)				
Plate Compactors				
Pressure Washers	15	2	Architectural Coating	3 weeks
Pumps	30	4	Building Construction	2 weeks
Rollers	100	1	Paving	2 weeks
Rough Terrain Forklifts	120	1	Building Construction	12 weeks
Rubber Tired Dozers				
Rubber Tired Loaders				
Scrapers				
Signal Boards	10	2	Other – Entire Project	60 weeks
Skid Steer Loaders	75	3	Grading	8 weeks
Surfacing Equipment	200	1	Paving	2 weeks
Sweepers/Scrubbers	80	1	Paving	8 weeks
Tractors/Loaders/Backhoes	150	2	Site Preparation	12 weeks
Trenchers				
Vibratory Roller	150	1	Paving	2 weeks
Welders	40	2	Architectural Coating	4 weeks

Additional Notes & Construction Information:

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

PUBLIC PROJECT APPLICATION

The purpose of the Public Project Application is to collect all relevant information necessary for the Planning Department to appropriately conduct environmental review for a public agency project that does not require an entitlement decision from the San Francisco Planning Commission and/or review of a building permit by the department's Current Planning division. Unless otherwise specified by your liaison at Environmental Planning, please submit a completed Public Project Application, along with necessary materials to CPC.EPIntake@sfgov.org.

For projects requiring an entitlement and/or review by the department's Current Planning division, please complete a regular Project Application and submit according to the submittal instructions outlined in the application.

Once a project is received, you will be contacted regarding payment and/or any additional materials necessary. When payment and/or all missing materials are received, you will receive an email with the ENV case number and contact information for the assigned planner.

PROJECT INFORMATION

Property Information

ProjectAddress: Sue Bierman Park East and Embarcadero Plaza North

Block/Lot(s): 0202/006, 0202/015, 0202/018, 0202/19, 0202/020, 0233/035, 3714/018

Applicant Information

Public Agency: SF Rec & Park Dept. Name: Eoanna Goodwin (Project Manager)

Telephone: (628) 652-6645 Email Address: eoanna.goodwin@sfgov.org

REQUIRED MATERIALS

☐ Electronic set of plans (11x17) Please see the Department's Plan Submittal Guidelines for more information.

☐ Photos of proposed work areas/project site.

☐ Necessary background reports and supplemental applications (specified in Environmental Evaluation Screening Form)

☐ MTA only: Synchro data for lane reductions and traffic calming projects.

☐ PUC only: Provide PUC Case No.(Chart of Accounts No. Fund-Dept-Auth-Project-Activity) below:

_____

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. If additional space is necessary, please attach a seperate document with a complete project description.

The Embarcadero Plaza and Sue Bierman Park Renovation Project will unify two adjacent public spaces into a single, approximately 5-acre park at the foot of Market Street, framed by The Embarcadero, Drumm, Washington, and Market Streets. Situated at the city's waterfront gateway near the Ferry Building, Hyatt Regency, and Embarcadero Center, the site has long served as a central civic gathering place. The Project will enhance accessibility, safety, and programming while reconnecting the park to the Bay. Planned improvements include a multi-purpose event lawn and stage, new public art, an enclosed dog play area, outdoor fitness stations, stormwater gardens, expanded seating and picnic areas, interpretive signage, and improved circulation. Landscaping with native and adaptive plantings will strengthen ecological resilience and stormwater management. The Vaillancourt Fountain, designed by Armand Vaillancourt and completed in 1971 as part of Lawrence Halprin's Embarcadero Plaza, was conceived to convey dynamic energy, be participatory, and mask the noise of the Embarcadero Freeway. With the freeway long gone and the fountain inoperable, it now fragments the plaza, obstructs views, and no longer supports a safe, functional, or future-ready civic space. Its removal will restore Bay connections, improve accessibility, and enable a reimagined public realm. Construction is anticipated to occur in a single nine-month phase, with site grading and ground improvements supporting long-term park stability and resilience.

APPROVAL ACTION

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

Project Approval Action: Recreation & Park Commission

Will the approval action be taken at a noticed public hearing? ✓ Yes ☐ No

*If YES is checked, please see below. **Email CPC.EPIntake@sfgov.org the date of approval

IF APPROVAL ACTION IS TAKEN AT A NOTICED PUBLIC HEARING, INCLUDE THE FOLLOWING CALENDAR LANGUAGE:

End of Calendar:
CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code. If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at http://sf-planning.org/index.aspx?page=3447. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision. Individual calendar items: This proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Individual calendar items:
This proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31.

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine the level environmental review is required. You will be contacted by CPC.EPIntake@sfgov.org with a payment request and planner contact information.

If you are submitting an application for entitlement, please submit the Project Application with either Building Permit or Entitlement Intake Appointment.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	~9 months
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	☐ Yes ✔ No	
1c. General	Does Chapter 29 of the San Francisco Administrative Code apply to the proposed project?	☐ Yes ✔ No	If yes, please attach feasibility study to application. If applicant is unclear about Chapter 29 applicability, please contact the city attorney assiged to advise your agency. Planning will not accept the application without applicant verification that Chapter 29 does not apply, or a completed feasibility study.
2a. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	☐ Yes ✔ No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan.
2b. Transportation	Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations, or charging?	☐ Yes ✔ No	
3. Shadow	Would the project result in any construction over 40 feet in height?	☐ Yes ✔ No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	✔ Yes ☐ No	If yes: Number of existing trees on, over, or adjacent to the project site: Approx. 130 Number of existing trees on, over, or adjacent to the project site that would be removed by the project: To be determined. Number of trees on, over, or adjacent to the project site that would be added by the project: To be determined.
5a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	✔ Yes ☐ No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.

Please see the Property Information Map or speak with staff at the Planning Counter to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	✔ Yes ☐ No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org.
6. Archeology	Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	✔ Yes ☐ No	If Yes, provide depth of excavation/ disturbance below grade (in feet*): 3 **Note this includes foundation work*
7. Geology and Soils	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? _ Area of excavation/disturbance (in square feet): 277,407 square feet Amount of excavation (in cubic yards): 6,828 cubic yards	✔ Yes ☐ No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: • new building construction, except one-story storage or utility occupancy; • horizontal additions, if the footprint area increases more than 50%; • horizontal and vertical additions increase more than 500 square feet of new projected roof area; or • grading performed at a site in the landslide hazard zone. A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.
8. Air Quality	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	☐ Yes ✔ No	If yes, the property owner must submit copy of initial filed application with the Department of Public Health. More information is found here.
9a. Hazardous Materials	Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	✔ Yes ☐ No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division. Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.
9b. Hazardous Materials	Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?	☐ Yes ✔ No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

Please see the Property Information Map or speak with staff at the Planning Counter to determine if this applies.